

**WESTSIDE / LOS ANGELES**

**BY APPOINTMENT WESTSIDE / LOS ANGELES**

**HOLLYWOOD HILLS EAST** *Land*

**7222 SUNNYDIP TRAIL** By Appt. 593C2  
**\$190,000** Land

**PRIME HOLLYWOOD HILLS VIEW DEVELOPMENT SITE W/PLANS!!!**  
 PRICED TO SELL!!! PRIME DEVELOPMENT OPPORTUNITY FOR BUILDER, INVESTOR & OWNER USER. SPECTACULAR VIEW LOT IN EXCELLENT, VERY PRIVATE HOLLYWOOD HILLS LOCATION. THREE COMBINED LOTS WITH PREVIOUSLY APPROVED PLANS FOR 3,500 SQFT, 5BD+5BA SPANISH HOME W/LAP POOL & HOT TUB. VIEW OF HOLLYWOOD SIGN. EASY ACCESS TO UNIVERSAL CITY & STUDIOS. UPHILL LOT WITH APPROVED GEO & SOIL REPORT FROM CITY OF LA. ALL UTILITIES IN STREET. LOCATED TO THE RIGHT OF 7210 SUNNYDIP TRAIL. APN's 2428-010-008,009 & 010.

**MLS#12-577185** Karen Ramalho **818-292-2207**  
 KELLER WILLIAMS RLTY

**SUNSET STRIP - HOLLYWOOD HILLS WEST** *Single Family*

**9243 WARBLER WAY** By Appt. 592H5  
**\$2,795,000** 4+4.5 ARCHITECTURAL

Located in the coveted "Bird Streets" of the Sunset Strip, and Designed by Roger A. Schultz, AIA this architectural home was built in 2001 and modernized in 2010.

**MLS#12-638841** www.9243Warbler.com  
 Tom Scrocco&Randy Isaacs **310-887-0255** **COLDWELL BANKER - SS**

**BY APPOINTMENT SAN FERNANDO VALLEY**

**TARZANA** *Single Family*

**19261 WELLS DR** By Appt. 560G3  
**\$1,950,000** 5+4.5 CONTEMP MED

**TARZANA ESTATE SHOWN BY APPOINTMENT ONLY**  
 2010 Custom Built Private, Gated Single Story Estate, South of the Blvd in Tarzana. Hardwood and Limestone tile flooring throughout. Bright Spacious gourmet kitchen w/12' island including prep sink (in addition to dual sink), granite counter tops, top of the line appliances including Viking Fridge, 2 dishwashers, warming drawer, pantry room, wine cooler AND wine cellar. 5BRs plus a Library/Study. Master Bath w/Sauna, Steam Shower. Large Yard w/Salt Water Pool. So much more. Appointment Only

**MLS#12-633007** Dave Ockun **310-482-2480**  
 Btl-Ins,Dshwshr,Dryer,Grbg Disp,Other  
 KELLER WILLIAMS RLTY

**BY APPOINTMENT OTHER AREAS**

**OUT OF AREA** *Income*

**36431 82ND ST EAST** By Appt. 428-H  
**\$234,900** 249000 RANCH

REDUCED! REDUCED! Fantastic Investment Opportunity! 5 units each with 1 Bedroom and 1 Bath in Littlerock set on a 2.5 Acre lot with lots of room for storage. Close to Pearblossom HWY. Good Cash Flow

**MLS#12-635625** Rng/Ovn  
 Martha Argueta-Garcia **661-733-3388** **ANTELOPE VALLEY CAPI**

**OUT OF AREA** *Land*

**0 VAC/82ND E/VIC AVENUE U** By Appt. 428-H  
**\$90,000** Land RANCH

What a Great Opportunity to own almost 10 acres of land for a great price! Near Pearblossom Highway, Orchards and Downtown Littlerock Area. Utilities are in close proximity to property. Seller motivated

**MLS#12-641675**  
 Martha Argueta-Garcia **661-733-3388** **ANTELOPE VALLEY CAPI**

**WESTSIDE / LOS ANGELES**

**NEW LISTINGS WESTSIDE / LOS ANGELES**

**PACIFIC PALISADES** *Single Family*

**3516 SHOREHEIGHTS DR** 630E5  
**\$1,429,000** 3+2 1sty-CONTEMPORARY

Fabulous opportunity to own in the serene and scenic Sunset Mesa. 1st on the market - this 1 owner, 1-story 3BD+2BA home has partial ocean views from the LR, MBD & backyard. This home has been updated with a new roof, an automatic garage door, sliding doors & windows in LR & MBD. The 2- car garage has a wall of built-in floor to ceiling storage cabinets. Kitchen has granite counters, tile floors & 2 garden windows. Walking distance to beach & Getty Villa & is within the Malibu School District.

**MLS#13-645477** **Btl-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan,Other**  
 Larry Klein 310 560-9060  
**KLEIN REAL ESTATE**

**PALMS - MAR VISTA** *Single Family*

**3515 GREENFIELD AVE** 672E1  
**\$839,000** 3+1.75 RANCH

Amazing opportunity to create your dream home in Westside Village! Ranch style 3BD + 1.75BA pool hm w/detached 2-car garage on oversized lot - approx 9,069 sq ft. Large front yard & huge terraced backyard with fruit trees & serene patio area adjacent to pool. Spacious Master Bedroom opens to backyard w/wood burning FP and a 3/4 bath. One bedroom has hardwood floors w/hardwood floors under the carpet in the living/dining rooms, hallway & one bedroom. Close proximity to shops, eateries, & fwys

**MLS#13-644469** **Dryer,Grbg Disp,Hood Fan,Rng/Ovn,Fridg,Other**  
 Laura Klein 310-729-2470  
**KLEIN REAL ESTATE**

**PLAYA DEL REY** *Single Family*

**8315 PERSHING DR** 702B3  
**\$799,000** 2+2 1sty-TRADITIONAL

This home sits on an R2 Lot and has been completely remodeled. Just a short distance from the beach, this home offers two bedrooms, two bathrooms, an open floor plan, and ample front & rear fenced yards. The living room is light and bright, with a fireplace; Adjoining kitchen has been remodeled with new cabinets, double sink, granite counters, stainless steel appliances (6-burner stove & oven with hood). This is a must see! Will not last!

**MLS#13-644037** **Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other**  
 Brent Ball 310-245-2060  
**KELLER WILLIAMS-SANTA MONICA**

**SANTA MONICA** *Income*

**2435 34TH ST** 672A1  
**\$1,500,000** 1sty-CALIFORNIA BUNGALOW

Amazing opportunity to live in updated triplex in the Sunset Park in Santa Monica. Owner's unit - delightful 2 bedroom w/ high ceilings & fire place. 2nd bedroom opens onto an expansive deck perfect for indoor/outdoor living. Kitchen has granite counters. Bathroom has unique fixtures & glass enclosed shower with granite walls. Detached duplex w/ 1 bedroom & single. Back yard & mature trees. Owner's unit delivered vacant. Major upside in rents. Live in, rent and/or build!

**MLS#13-646805** **Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg,Other**  
 Janin Paine 310-560-5088  
**KELLER WILLIAMS-SANTA MONICA**

**Why Advertise? Large Distribution Area**

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

**Why Advertise? High Traffic Distribution Locations.**

Throughout the Los Angeles Metropolitan Area! Find us in Coffee Houses, Supermarkets, Restaurants, Hospitals, Hotels, Retail Shops, Farmers' Markets, and More...



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